

091.0

0002

0004.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

58,300 / 58,300

58,300 / 58,300

58,300 / 58,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCNULTY JOHN R &	
Owner 2: LU SNONGTAO	
Owner 3:	

Street 1: 54 LANSDOWNE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LEGER DONALD J -

Owner 2: -

Street 1: 54 LANSDOWNE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,509 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
132	Undev. Land		4509		Sq. Ft.	Site		0	70.	0.18	5			Unbuild	-85					58,303							58,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	4509.000			58,300	58,300		58305
							GIS Ref
							GIS Ref
							Insp Date
							03/10/00

PREVIOUS ASSESSMENT		Parcel ID		091.0-0002-0004.0		!7366!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	132	FV		0	4,509.	58,300	58,300
2019	132	FV		0	4,509.	59,100	59,100
2018	132	FV		0	4,509.	44,100	44,100
2017	132	FV		0	4,509.	40,000	40,000
2016	132	FV		0	4,509.	38,300	38,300
2015	132	FV		0	4,509.	32,500	32,500
2014	132	FV		0	4,509.	30,800	30,800
2013	132	FV		0	4,509.	29,300	29,300

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEGER DONALD J,	49402-95		5/4/2007	Mult Lots	499,900	No	No		
KELLY JAMES JOS	48642-363		12/11/2006		270,000	No	No		
	8362-464		1/1/1901	Family		No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/10/2000		Vacant Lot								263		PATRIOT											
1/1/1919																							

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:				Full Bath:	Rating:			A Bath:	Rating:														
Sty Ht:	0	- 1 St condo		3/4 Bath:	Rating:			A 3QBth:	Rating:														
(Liv) Units:	0	Total: 0		1/2 Bath:	Rating:			A HBth:	Rating:														
Foundation:				OthrFix:	Rating:			RESIDENTIAL GRID															
Frame:				OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units:													
Prime Wall:				Kits:	1	Rating: Average		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Sec Wall:		%		A Kits:	Rating:			Other															
Roof Struct:				Fpl:	Rating:			Upper															
Roof Cover:				WSFlue:	Rating:			Lvl 2															
Color:				CONDO INFORMATION				Lvl 1															
View / Desir:				Location:				Lower															
GENERAL INFORMATION				Total Units:				Totals	RMs:	0	BRs:	0	Baths:		HB								
Grade:				Floor:				REMODELING				RES BREAKDOWN											
Year Blt:	0	Eff Yr Blt:		% Own:				Exterior:	No Unit	RMS	BRS	FL											
Alt LUC:				Name:				Interior:		0	0												
Jurisdct:				Partition:	T	- Typical		Additions:															
Const Mod:				Override:				Kitchen:															
Lump Sum Adj:				Total:			Baths:																
INTERIOR INFORMATION				0 %			Plumbing:																
Avg Ht/FL:	STD			Override:			Electric:																
Prim Int Wall:	6	- Average		Total:			Heating:																
Sec Int Wall:		%		0 %			General:																
Partition:	T	- Typical		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Prim Floors:				Basic \$ / SQ:				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Sec Floors:		%		Size Adj.: 1.00000000																			
Bsmnt Flr:				Const Adj.: 1.00000000																			
Subfloor:				Adj \$ / SQ:																			
Bsmnt Gar:				Other Features:																			
Electric:	3	- Typical		Grade Factor:																			
Insulation:	2	- Typical		NBHD Inf: 1.00000000																			
Int vs Ext:				NBHD Mod:																			
Heat Fuel:				WtAv\$/SQ:																			
Heat Type:				LUC Factor: 1.00																			
# Heat Sys:				Adj Total:																			
% Heated:	100	% AC:		Depreciation:																			
Solar HW:	NO	Central Vac:	NO	Deprecated Total:																			
% Corn Wall:		% Sprinkled:																					
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS												PARCEL ID 0910-0002-0004.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N	Total Yard Items:				Total Special Features:							Total:											

IMAGE

AssessPro Patriot Properties, Inc